



Chatham County - Savannah Metropolitan Planning Commission

Minutes
September 24, 2024 at 1:30 pm

September 24, 2024 MPC MEETING

Members Present:

Karen Jarrett -	In person
Dwayne Stephens -	In person
Jay Melder -	In person
Traci Amick -	In person
Loreen Boles -	In person
Tom Woiwode -	In person
Coren Ross -	In Person
Jeff Notrica -	In Person
Travis Coles -	In Person
Amanda Wilson-	In Person

Members Absent

Joseph Ervin
Joseph Welch
Stephen Plunk
Michael Kaigler

Staff Present:

Pamela Everett, Assistant Executive Director, Compliance & Operations
Edward Morrow, Director of Development Services/Current Planning
Subashi Karunaratne, Planner, Development Services
Brad Clement, Senior Planner, Development Services
Sally Helm, Administrative Assistant II, Development Services/Current Planning

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

[1. September 10, 2024 Finance Committee Meeting, 11:00am, Jerry Surrency Conference Room, 112 East State Street.](#)

[📎 Finance Committee Agenda September 2024.pdf](#)

[2. September 10, 2024 Personnel Committee Meeting, 11:30am, Jerry Surrency Conference Room, 112 East State Street.](#)

[📎 September 2024 Personnel Committee Agenda.pdf](#)

V. Item(s) Requested to be Removed from the Final Agenda

[3. Text Amendment | Zoning Ordinance - Section 3, Alternative Standards to Sec 5 | Traditional Neighborhood Districts | 24-004284-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[4. Site Plan with Variance | 8608 Abercorn Street | 24-004758-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye

Amanda Wilson - Aye

[5. Site Plan with Variance | Pointe Grand Savannah, Preston Drive | 24-004751-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[6. Site Plan with Variance | 1100 E. 31st Street | 24-004754-ZA](#)

Motion

Item removed from the final agenda.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye

Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

VI. Items Requested to be Withdrawn

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda. At a 12:30 briefing, the staff will brief the Commission on Consent Agenda items and, time permitting, Regular Agenda items. No testimony will be taken from applicants, supporters or opponents, and no votes will be taken at the briefing.

VII. Consent Agenda

7. [Approval of the September 10, 2024 Meeting Minutes](#)

 [09-10-2024-mpc-meeting-minutes.pdf](#)

Motion

Approval of the September 10, 2024 Meeting Minutes.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

8. [Major Subdivision | Hill Durrence Tract, 180 Fort Argyle Rd | 24-000431-SUBP](#)

 [APPLICATION \(1\).pdf](#)

 [SUBMITTAL_1_24-000431-SUBP_ HILL DURRENCE TRACT.pdf](#)

 [21-879 SIP 95 Durrence Hill V6-CONCEPT PLAN.pdf](#)

24-000431-SUBP-Hill-Durrence.pdf

The Board voted (motioned by Mr. Coles, Seconded by Ms. Boles) unanimously to move this item from consent to regular business.

Mr. Brad Clement, Senior Planner for Development Services, presented the Staff Report. **Mr. Clement** stated the Petitioner requests approval of a Final Plat for a 4-lot Major Subdivision within the development identified as the Hill-Durrence tract. The request involves the western-most segment of the property which was rezoned for multifamily use in July 2024. Proposed are 4 parcels, one identified for residential use and two for contractor office warehouses and other uses permitted in the IL-T zoning district. The proposed four lots range in size from 22.4 acres to 59.9 acres. The total land area of the tracts to be subdivided is +/- 167 acres. What is before the Commission today is the acceptance of a Major Subdivision because of the dedication of a Right of Way. The plat has been submitted in normal form with the minimum requirements.

MPC Staff recommends **approval** of the proposed major subdivision subject to the following conditions:

1. Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.
2. Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Ms. Karen Jarrett, Chairwoman, said the Commission wanted shown on the plat, the buffer for the residential properties surrounded by that subdivision.

Mr. Clement said that is not something that is normally required to be recorded on a plat, but it can be added as a condition for that plat.

Mr. Jay Melder, City Manager, said he agrees with the Chairwoman. The City of Savannah would like to see that condition placed on there as well.

There being no further discussion the Board entertained a motion.

Motion

Approval of the proposed major subdivision subject to the following conditions:

The Residential Buffer as shown on the Concept Plan, be recorded on the Plat.

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results (Approved)

Motion: Jay Melder

Second: Jeff Notrica

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present

Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[9. Major Subdivision | Savannah Highlands Phase 9, 610 Highlands Blvd | 24-004757-SUBP](#)

📎 [APPLICATION.pdf](#)

📎 [SUBMITTAL_1_24-004757-SUBP_SAVANNAH HIGHLANDS PHASE 9.pdf](#)

📎 [Staff Report 24-004757-SUBP-Savannah-Highlands.pdf](#)

Motion

Approval of the proposed major subdivision subject to the following conditions:

Show the signatures of a Georgia Registered Land Surveyor and the owner of the property on the final plat.

Approval of the Chatham County Health Department and the City review departments, including the City Engineer.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye

Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

10. Master Plan Amendment | The Reserve at Savannah Harbor | Reserve Way, Delilah's Way, and Only Sara's Way | 24-004580-SUBP

🔗 [Reserve Way_24-004580-ZA_Master Plan Amendment Application.pdf](#)

🔗 [Staff Report 24-4580-ZA The Reserve at Hutchinson Island Master Plan Amendment.pdf](#)

The Board voted (motioned by Mr. Coles, Seconded by Ms. Boles) unanimously to move this item from the Consent Agenda to Regular business.

Mr. Brad Clement, Senior Planner, Development Services, presented the Staff report. **Mr. Clement** stated the Petitioner is requesting approval of an amended Master Plan for The Reserve at Savannah Harbor, a residential development on Hutchinson Island located approximately 700 feet northeast of Wayne Shackelford Parkway and approximately 1,675 feet east of U.S. Highway 17A (Talmadge Bridge) within a PD (Planned Development) zoning district. Since the initial approval of the Master Plan in 2004, other than infrastructure, there has been little vertical construction in the planned area. The economic downturn of the mid 2000's and changes in ownership are the primary reasons for the pace of development. Lots have been platted, roads, water, sewer and detention have been constructed and accepted and there are currently twelve residents in place. The portion of the Master Planned area impacted by these modifications have previously been platted and return subsequent amendments to conformity with platted lots of record. These modifications will not impact the intent of the Master Plan going forward. There are legally recorded lots and Right of Ways, and easements for infrastructure that underlie the lots and colors that are reverting or changing back to amending through this formal process.

Mr. Lamar Mercer, Thomas and Hutton Engineering, said this simply is reversion back to the prior 2023 version of this Master Plan.

Dickey Moper, Owner of the Reserve on Hutchinson Island, said he was before this Board in May asking for some changes that the Board was not in favor of. This is a good opportunity to put it back the way it was meant to be and the way the MPC envisioned it.

There being no further discussion and no public speakers, the Board entertained a motion.

Motion

Approval of the request to amend the previously approved master plan for The Reserve at Savannah Harbor.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present

Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

VIII. Old Business

IX. Regular Business

11. Zoning Map Amendment | Rezone from C-P, RMF-2-25 to Fairgrounds PD | 4801 Meding St | 24-004493-ZA

🔗 [4801 Meding St_24-004493-ZA_Rezoning Application 9-4-24.pdf](#)

🔗 [2024.06.13 Master Plan Exhibit.pdf](#)

🔗 [Fairgrounds Phasing Plan.pdf](#)

🔗 [Fairgrounds PD Standards.pdf](#)

🔗 [Staff Report.pdf](#)

Mr. Edward Morrow, Director of Development Services/ Current Planning, presented the Staff report. **Mr. Morrow** stated the Petitioner requests to rezone the subject parcel from Conservation – Park and Residential Multifamily 2-25 to Planned Development. The subject parcel was previously used as a fairground. The Petitioner's intent is to develop the parcel as a mixed-use, but principally residential development, consisting of affordable single-family, multifamily and senior residences. Also proposed are retail, recreation, and community development uses. The Future Land Use Map now represents the plan development status that was recently voted in support. The development is proposed over the course of five phases. The first to open with single family housing, detached and attached townhomes. The second phase are the recently awarded senior housing apartment units. The third phase is the Sound and Film Studio buildings/community exchange lot including the Creative Innovation Workforce Center, two recreation fields and basketball courts. Phase four is slated to be approximately sixty attached townhomes, recreation fields, nature preserve, commercial retail facility, and other convenience/ commercial uses. Phase five is to be the indoor recreation building and rental apartments. Each of those units comes with a commitment to affordability.

Based upon findings and evaluation MPC Staff recommend **approval** of the request rezoning request from C-P and RMF 2-25 to PD (Planned Development).

Ms. Bridget Lidey, Planning and Urban Design with the City of Savannah, said the City is very excited about this project. There are up to 400 units of housing that will be provided in the area as well as mixed use developments, recreational facilities, and studio space. The Plan Development has been very inclusive of the feedback that was heard from the neighborhood. Any use that has to do with alcohol has been prohibited for that area. There are standards that talk about tier or step-down development for the height concerns with the project.

Mr. Travis Coles, Board Member, said just for clarity, the understanding is for the senior housing, that is the second phase. Will that be at the same time as Phase one?

Ms. Lidy said right now, Phase one is specifically the townhouses and single family. The City of Savannah did receive a low-income house tax credit which will move forward with this. While Phase one is being

developed, concurrently, Phase two is being planned. The delay from where the FLUM was approved and today, they did go through the Coastal Regional Development Commission and completed the DRI which came back favorably.

Mr. Jay Melder, City Manager, said he wanted to commend City Staff, MPC Staff, and the Development Partners, and specifically the communities in District 5 that have been working on this project for a number of years. Of all the 400 allowed residential units, every single one of them has an affordability covenant to it. Additionally, the State Department of Community Affairs has given their stamp of approval with money for both Phase one and two. Phase one, with up to fifty single family homes, townhomes, and workforce housing, received a combination of \$3.5 million for infrastructure to support the workforce housing. Phase two, sixty-six housing units for senior citizens, all low-income housing tax credits.

Motion

Approval of the request rezoning request from C-P and RMF 2-25 to PD (Planned Development).

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[12. Text Amendment | Zoning Ordinance- Article 7.15 | Conservation Overlay- Kensington Park/Groveland Neighborhood | 24-004607-ZA](#)

📎 [NEW CONSERVATION DISTRICT APPLICATION.pdf](#)

📎 [24-004608-ZA Staff Report.pdf](#)

📎 [combined opposition public comment.pdf](#)

Ms. Subashi Karunarathne, Planner for Development Services, presented the Staff report.

Ms. Karunarathne stated Pamela Miller, on behalf of the Kensington Park/Groveland Neighborhood Association, filed a petition to designate the area roughly bounded DeRenne and Waters avenues and Abercorn and Johnston streets as marked on the map below (Figure 1) as the “Kensington Park/Groveland Conservation Overlay District (CD-5)” by amending Article 7.15 of the Zoning Ordinance. The purpose and intent of the Conservation Overlay District (CD) is to preserve the character of Savannah’s older and historic neighborhoods which lack the protection of a local historic district overlay. The Conservation Overlay District establishes a public process and standards to evaluate demolition of contributing buildings to ensure historic buildings are preserved and the character of the district is maintained. Kensington Park/Groveland neighborhood is a historic district in the National Register of

Historic Places since 2014. Kensington Park-Groveland is a post-World War II residential area situated along DeRenne Avenue, just south of downtown Savannah. Kensington Park was established in 1950, followed by the planning of the neighboring Groveland community in the same year. The layout of both neighborhoods is interconnected, featuring broad, winding streets, many shaded by live oak trees. Althea Parkway has sections with a landscaped median, and Reynolds Circle is home to a small park. Recreational spaces are also present, with Kensington Park boasting a pool and bathhouse, was built in 1960.

The combined neighborhood, developed between 1950 and 1968, primarily consists of ranch-style homes in various designs, including Colonial Revival and Contemporary styles, the latter reflecting influences from West Coast Eichler homes. The ranch houses, common across both developments, range from long, linear designs and L-shaped structures to more compact, courtyard, and bungalow-like homes. Most homes are wood framed with brick veneer, some using Savannah Grey brick. Common features include low-pitched hip or gable roofs, garages or carports, and large picture windows.

The neighborhood also features some American Small Houses from its early development phase, as well as later Split-Level homes. These houses are set back uniformly from the streets, with front lawns and diverse ornamental landscaping. The area has retained much of its original character and integrity over time.

The Kensington Park/Groveland Neighborhood is an established, intact historic neighborhood with a high level of both historical significance and integrity. The proposed Conservation Overlay District will ensure that unnecessary lot recombination's and demolitions are avoided and that a public hearing is provided.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the Kensington Park/Groveland Neighborhood Overlay Conservation District as requested below.

1. 24-004607-TEXT? - Text Amendment | Zoning Ordinance- Article 7.15 | Conservation Overlay- Kensington Park/Groveland Neighborhood.

1. 24-004608-ZA-MAP? - MAP Amendment |Kensington Park/Groveland Conservation Overlay District (Zoning Map Overlay adoption.

Ms. Pamela Miller, President of Kensington Park/Groveland Neighborhoods, said she is appreciative to get to this point. This has been a long time coming.

Ms. Ellie Isaacs, Director of Preservation for Historic Savannah Foundation, said HSF is excited to see the creation of another conservation district especially one focusing on the history of our more recent past. We support approval of the request.

Mr. Bret Sosebee, member of the public, said as a resident and property owner of the neighborhood, in general I am opposed to this. As a property owner, I do not want additional restrictions.

There being no other comments or discussion, the Board entertained a motion.

Motion

Approval of the Kensington Park/Groveland Neighborhood Overlay Conservation District as requested.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin - Not Present

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

13. MAP Amendment |Kensington Park/Groveland Conservation Overlay District (Zoning Map Overlay Adoption) | 24-004608-ZA

🔗 [KENSINGTON PARK-GROVELAND_MAP AMENDMENT_24-004608-ZA_APPLICATION.pdf](#)

🔗 [24-004608-ZA Staff Report.pdf](#)

🔗 [combined public comment support.pdf](#)

🔗 [combined public comment opposition.pdf](#)

This item was presented together with the item above. See previous item minutes.

Motion

Approval of the Kensington Park/Groveland Neighborhood Overlay Conservation District as requested.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

14. Text Amendment | Zoning Ordinance- Section 5.4; Sec. 8.7.24; Sec. 8.4.32 | Permitting Restaurants and

Accessory Alcohol Sales in the TN-1 Zoning District adjoining Park Ave. between Whitaker and Drayton Streets.

- 🔗 [TN-1 RESTAURANT_24-004304-ZA_TEXT AMENDMENT APPLICATION.pdf](#)
- 🔗 [VNA Letter of support.pdf](#)
- 🔗 [Victorian TN1 1.png](#)
- 🔗 [24-004304-ZA Staff Report_.pdf](#)

Mr. Morrow, Director of Development Services/Current Planning, presented the staff report. **Mr. Morrow** stated the Petitioner seeks to amend the text of the Zoning Ordinance to permit and regulate the establishment of restaurants with ancillary alcohol sales for both on and off-premise consumption in the TN-1 (Traditional Neighborhood-1) zoning district where restaurants are not currently permitted. The TN-1 district is only intended for use within the Victorian Historic Overlay District. The request is filed in support of a proposal to establish a restaurant and/or food-oriented retail business with ancillary alcohol sales at 17 West Park Avenue. If all necessary approvals are obtained, the business would sell alcoholic beverages by the glass for on-premise consumption, and by the package for off-premise consumption. On-premise consumption requires a separate Special Use Permit that has been filed concurrently with this Petition (24-004300-ZA) but requires approval of the present amendments to effectuate.

The purpose of the Victorian Historic Overlay District is to promote the educational, cultural and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within the district. The boundaries of the Victorian Historic District include the Victorian National Register Historic District boundaries and extend further to the west. The Period of Significance for the Victorian Historic District is 1870-1923. The Traditional Neighborhood ("TN-") districts are established to allow residential-oriented mixed-use development in areas that were established in the 19th and early 20th centuries. Residential uses are the foundation of the TN- districts, but each TN- district also allows a mix of non-residential uses. It is this mix of residential, commercial, and institutional uses that distinguishes TN- districts from Residential Single Family (RSF) and Traditional Residential (TR) districts.

The TN-1 district is intended for use only within the Victorian Historic Overlay District. The district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1920 during the streetcar era. While the district provides for primarily residential uses, it also includes limited non-residential uses that are considered compatible with the residential character of the neighborhood. In addition to development standards regulating permitted uses, setbacks, and lot coverage, the TN districts are crafted with unique standards that create a desired neighborhood character. These supplemental standards ensure harmony between the mixed uses. Acknowledging that the proposed use is not in conflict with the district context, localized means of land use control are generally employed to effectuate allowance of a use on a specific parcel or in a specific geographic area. In this instance, creation of a park-focused overlay district or a new zoning designation for use within the Victorian District would be preferential to the identification of a specific street on which to permit particular uses. This haphazard and piece-meal approach to land use control sets an undesirable precedent and becomes increasingly difficult to administer effectively.

ALTERNATIVES:

1. Recommend approval of the request or an alternate amendment.
2. Recommend denial of the request.

MPC STAFF RECOMMENDATION:

As text amendments which are applicable to only a very narrow section of one street are not the ideal means of land use regulation, MPC Staff recommends **denial** of the request as presented.

Alternatively, Staff recommends consideration of a new park-adjacent TN-zoning designation or Forsyth Park 'Lifestyle' Overlay district to capture the localized changes and ensure the continued harmony of mixed uses surrounding the Park.

If, however, the Commission and/or City Council is inclined to support the request, MPC Staff recommends that 'Restaurants' and 'Ancillary Retail Dealers' be regarded as limited uses denoted with an 'L' in the principal use table to ensure reference to the modified use standards proposed.

Mr. Josh Yellin, Agent for the Petitioner, said the petitioner is a chef, a cookbook author, and culinary instructor. What they intend to do with this property is to use it as a hybrid restaurant but specialty market. The closest example Savannah used to have, was the Gray Market. This was a place where you can sit down and have a bite to eat, order food to go, and a package store component. This project has the full support of the Victorian Neighborhood Association. When we initially met with MPC Staff there was some concern about rezoning the whole block. We only have control over our site, we felt it was in the best interest of the community to come back with a Text Amendment so our request would be limited in scope. If a rezoning is recommended, we fully support that as well. The Neighborhood Association supports that, it achieves the goal of the neighborhood. Our intent at the end of the day is how to get a restaurant with retail component, at this location. We have been working with the City of Savannah Staff, MPC Staff, and have a Zoning Confirmation Letter in place stating the use would be appropriate in this location. As mentioned by Staff, this entire block, despite being TN-1, the adjacent neighbor is a Law Firm, Sterling Seacrest, Gwin Falagan, and several other commercial uses. All of which are in support of our request. There are no residential neighbors. Potentially this block might have been left behind in NewZO as was mentioned, it is FLUM Traditional Commercial.

Mr. Travis Coles, Board Member, said it appears to be a cleaner solution to rezone this parcel to TC-2 in anticipation that the rest of the block will follow suite in the future. Is this procedurally ok to proceed with if the public notice posting signs did not reflect TC-2.

Mr. Yellin said under Georgia Zoning Procedural Law it must be noticed between 15-45 days of the zoning decision, which would be City Council. If signs are reposted for the City Council Meeting, that is the decision-making body for this petition, it will be in full compliance of the Zoning Procedure Law.

Mr. Jay Melder, City Manager, said he agrees with Mr. Coles on this approach. Especially considering the FLUM calls for TC.

Mr. Kingsley said we are not intending to have a restaurant; it is more of a Dean and DeLuca type cafe. Normally closing at 7pm and opening at 9am. I am here to answer any questions you may have.

Motion

The Planning Commission approves the rezoning of the subject parcel to TC-2.

Vote Results (Approved)

Motion: Travis Coles

Second: Dwayne Stephens

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[15. Special Use | Allow for ancillary retail sales of alcohol with on-site consumption | 17 West Park Ave. | 24-004300-ZA](#)

📎 [17 WEST PARK 24-004300-ZA SPECIAL USE APPLICATION.pdf](#)

📎 [Staff Report.pdf](#)

Mr. Edward Morrow Director of Development Services/ Current Planning presented the Staff report. **Mr. Morrow** stated the Petitioner requests approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to allow retail sales of alcohol for on-premises consumption in the TN-1 (Traditional Neighborhood -1) zoning district in association with a proposed restaurant. The request is made concurrently with a related request to establish restaurants as a permitted use in the TN-1 zoning district. Approval of this request is contingent upon approval of the associated text amendment (24-004304-ZA). The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the request be approved by City Council, approval and issuance of an alcohol license will still be required for the sale of alcoholic beverages. The scope of the present review includes only those criteria established by the Zoning Ordinance regarding appropriateness of the use at the requested location. The principal dwelling at 17 West Park Avenue is a contributing resource in the Victorian Local Historic District (#176), constructed originally in 1887. It is located within a mixed-use, but increasingly nonresidential, area at the southern end of Forsyth Park between Whitaker and Bull Streets. Based on a cursory analysis of other structures fronting on Park Avenue, all other structures contain non-residential uses.

The subject parcel is a conforming double-frontage lot within the TN-1 zoning district. It consists of 0.17 acres (7,182 sf) in lot area and having 68.4 feet of frontage on West Park Avenue. The parcel is situated within the Victorian and Streetcar parking reduction area. Nonresidential uses are parking exempt up to 3,000 square feet of floor area.

The present Petition was filed concurrently with a text amendment to permit establishment of 1) restaurants and 2) ancillary retail alcohol sales for off-premises consumption in the TN-1 zoning district – a zoning district utilized exclusively in the Victorian Historic Overlay District. The Petitioner intends to establish a restaurant and food-oriented retail use in the existing historic dwelling on the parcel. Approval of this request is contingent upon passage of the associated text amendment.

The Petitioner spoke at a meeting of the Victorian Neighborhood Association (VNA) on September 10, 2024, to describe the proposed use. The VNA subsequently submitted a letter of support regarding the use and its means of establishment in its current form. The City regulates operational hours for businesses selling alcohol from 7:00 a.m. until 3:00 a.m. The Petitioner has expressed anticipated operating hours between 7:00 am and 11:00 pm consistent with both the TN-district standards and proposed text amendment. The subject parcel is within the Victorian and Streetcar Parking Reduction Area, where non-residential uses less than 3,000 square feet have no off-street parking requirement. Eating and drinking establishments are entitled to a 25% reduction in off-street parking within the Victorian and Streetcar Parking Reduction Area.

The Special Use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a Special Use. In evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate. The requested use is not likely to be incompatible with others in the immediate vicinity. If properly regulated, the use is also unlikely to have a negative impact on adjacent properties.

RECOMMENDATION:

As the proposed use is consistent with the neighborhood context, MPC Staff recommends **approval** of the Special Use, contingent upon approval of the requested text amendment, with the following condition:

1. The Special Use Permit shall be nontransferable.

Mr. Travis Coles, Board Member, said there are two different opinions as to the need of the Special Use in the TC-2 District. We do not know if we are voting on something that exists. This recommendation was written for TN-1 which has restrictions on opening and closing times. Do we have the same restrictions for TC-2 or is that something that should be put into a recommendation to specify that we do not want a

place selling alcohol until 3am?

Mr. Morrow said that was a good point made. This would be within the TN Districts. The Petitioner is requesting the hours of 7am - 11pm. In order to cover that, the recommendation might include limited operating hours of 7am - 11pm. These are mirrored in the standards that were proposed here.

Mr. Coles asked Mr. Yellin if his client was ok with the limited hours being added to the recommendation.

Mr. Yellin said yes, they agree to the limited hours 7am - 11pm, and he does not believe a Special Use is required. Mr. Yellin said he does not have a Zoning Confirmation Letter from the City just yet so he prefers to move forward with the recommendation should the Commission choose to approve it in order to not have to come back to the Planning Commission and reapply.

Motion

Approval of the Special Use, contingent upon approval of the requested text amendment, with the following condition:

1. The Special Use Permit shall be nontransferable.
2. The Operational Hours be 7am - 11pm.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Aye
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[16. Subdivision with Variance | 31, 35, 37 Island Drive | SUBD-0524-000477](#)

📎 [Application.pdf](#)

📎 [Original Plat.pdf](#)

📎 [31, 35, 37 Island Dr. - SUBD-0524-0477 Staff Report.pdf](#)

Mr. Brad Clement, Senior Planner, Development Services, presented the Staff report. **Mr. Clement** stated the Petitioner requests MPC approval of a Final Plat for a proposed subdivision/recombination of three existing lots reconfigured back into three new lots for the purpose of reassigning ownership of an existing private access easement. The resulting reconfiguration preserves a nonconforming access easement that was originally created November 20, 2012. The establishment of the legal right of use of the access easement on Lot A by the owners of all properties presently using the access easement does

not approve or imply the approval of future subdivisions utilizing the access easement without improvements to the access easement as determined necessary by the Metropolitan Planning Commission and the County Engineer. The Petitioner is requesting a one lot variance from the maximum of six lots which can be served by a private vehicular access and utility easement; and a variance from the requirement that private vehicular access easements serving more than three lots must be paved with a width of not less than 18 feet. The existing and proposed access easements will serve seven lots. The access easements are unpaved with the exception of a shell/rock travel way. The travel way varies in width from ten to twelve feet near Island Drive with the remaining portions of the travel way varying from eight to ten feet in width.

Recommendation

MPC staff recommends **denial** of: A variance from the requirement that private vehicular access easements serving more than three lots must be paved with a width of not less than 18 feet.

MPC staff recommends **approval** of: A variance to increase the maximum number of lots to be served by a private vehicular access and utility from six to seven lots and the proposed minor subdivision subject to the following condition: The proposed access easement shall be paved with either asphalt or concrete with a width of not less than 18 feet. The pavement shall begin at Island Drive and continue in a southerly direction not less than 370 feet. This will provide a paved access to four lots and an unpaved access to three lots which is permitted. Paving plans must be approved by the County Engineer.

Mr. Rusty Ross, Agent for the Applicant, said the Water's family control three of the seven lots and Ms. Hitch controls the other lot. The majority of the parties are present at this meeting. In 2012 this same body considered these same two variances at that time. The reason they were considering them is, the purpose of the action in 2013 was to subdivide the Wayne Johnson lot from the recombination Tract 1. The person that owned the 2.33 acres wanted to create a secondary lot. The variance was granted at that time for seven lots to access this private access way. At that same time, the Staff recommended against simply leaving this as a permeable surface access way with crush and run limes coat coating on top of it. They wanted us to go to the 18 feet of paving and use concrete or asphalt. This Board decided at that time, unanimously that was not necessary. Instead of having a requirement, they granted the second variance as to the permutability of the driveway substance and the size. If you went to 18 feet on this drive, from Island drive to the property, you would have to cut down some large trees. That is something we are trying not to do. We are asking you to grant the same two variances that were put in place in 2012, to leave the number of lots (7) which the number trying to access this private path, and also leave the road the way it is.

Mr. Don Waters, owner of one of the lots, said Ms. Hitch and Mr. and Mrs. Waters have talked several times about centering the responsibility for the upkeep of the driveway with one of the neighbors. By redrawing, very marginally, the lot lines, the driveway will now be our responsibility. We are fine with that; we want to maintain the surface and enhance the plantings. We all agree that the recombination Tract 1 is now under our control, recombination Tract 2 is my wife, the next-door neighbor is Ms. Hitch and next to her is my daughter and son in-law. This is family property, and we will take over the responsibility of the upkeep. To get this approved we were told we would have to pave 370 feet to 18 feet. Right in front of my daughter's house are two very large old trees that would have to be removed to do that. We did preliminary pricing of the paving. To pave the drive that far is north of \$250,000. I did not think that was something I would have to do in order to take on responsibility to keep up the drive. This has been a gravel driveway as long as we have been at Isle of Hope, which has been 50 years. We would like to be able to keep the gravel driveway we have. We checked with the Fire Chief and have a letter from Chief Christenson of Isle of Hope stating the Isle of Hope Fire Department has reviewed the property at 35 Island Drive and are fully able to obtain access to the property through the driveway with their fire apparatuses. We ask you to let us continue doing what we have been.

Mr. Jay Melder, City Manager, asked if the Petitioner was in agreeance with the Staff recommendation?

Mr. Waters said we are asking that we not be required to pave the driveway. The Staff recommendation is that we make it 18 feet wide and that we pave it for 370 feet. Again, the pricing on that is approaching \$300,000. That is without considering taking out a couple of major oak and pine trees. This driveway is perpendicular to Island Drive. Island Drive is only 10-11 feet wide for most of its depth. When you get close to our property, it goes to 16 feet. This would require that we broaden the driveway and pave it, and

it would be broader than the approaching street bed that goes to our driveway.

Ms. Lucy Hitch said she lives next door to Mr. Waters and has owned that property for 47 years. She said if we paved 370 feet, that will only service 2 houses. It will end before it even gets to my house, Mr. Waters house, the Currents house and the Goldbergs. There would be no paving on that end. I do not see the purpose of paving it. It has worked like this since 1955 when the road was moved from in front of the houses to the back.

Motion

Approval of the requested variance from the requirement that private vehicular access easements serving more than three lots must be paved with a width of not less than 18 feet; and approval of a one-lot variance from the maximum of six lots which can be served by a private vehicular access and utility easement to permit seven lots to be served.

Vote Results (Approved)

Motion: Travis Coles

Second: Jay Melder

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Not Present
Coren Ross	- Abstain
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Not Present
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. Executive Session

XIII. Adjournment

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.